

PB# 86-44

New Windsor Coach Diner

49-1-1.2

86-44

New Windsor Coach Diner Site

original
7/9/86 ph.
given to Town Clerk
7/10/86 ch.

Oxford

ESSELTE

MADE IN U.S.A.

NO. 753 1/3

General Receipt			7834
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550			July 10, 1986
Received of <u>New Windsor Coach Driver</u>			\$ <u>100.00</u>
<u>One Hundred and 00/100</u>			DOLLARS
For <u>Site Plan Fee (#86-44)</u>			
DISTRIBUTION			
FUND	CODE	AMOUNT	
<u>Cash</u>		<u>100.00</u>	
By <u>Pauline B. Townsend</u>			
<u>Town Clerk</u>			Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

7750

Oxford[®]

ESSELTE

MADE IN U.S.A.

NO. 753 1/3

TOWN OF NEW WINDSOR		General Receipt		7834
555 Union Avenue New Windsor, N. Y. 12550				July 10, 1986
Received of <u>New Windsor Coach Driver</u>				\$ <u>100.00</u>
<u>One Hundred and 00/100</u>				DOLLARS
For <u>Site Plan Fee (#86-44)</u>				
DISTRIBUTION				
FUND	CODE	AMOUNT		
<u>Cash</u>		<u>100.00</u>		
			By <u>Pauline B. Townsend</u>	
			<u>Town Clerk</u>	
			Title	

Williamson Law Book Co., Rochester, N. Y. 14609

TOWN OF NEW WINDSOR		General Receipt		7758
555 Union Avenue New Windsor, N. Y. 12550				June 20, 1986
Received of <u>New Windsor Coach Driver</u>				\$ <u>25.00</u>
<u>Twenty-Five and 00/100</u>				DOLLARS
For <u>Site Application Fee 86-44</u>				
DISTRIBUTION				
FUND	CODE	AMOUNT		
<u>Ch # 1343</u>		<u>25.00</u>		
			By <u>Pauline B. Townsend</u>	
			<u>Town Clerk</u>	
			Title	

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received June 10, 1986
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid 1500

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Site Plan for New Windsor Coach Diner Restaurant
2. Name of Applicant Dimitrios i Pope Mylonas Phone 562-9050
Address 351 Windsor Hwy, New Windsor, N.Y. 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
3. Owner of Record Same Phone _____
Address _____
(Street Name & No.) (Post Office) (State) (Zip Code)
4. Name of Person Patrick T. Kennedy, L.S. Phone 562-6444
Preparing Plan _____
Address 335 Temple Hill Rd, New Windsor, New York 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street Name & No.) (Post Office) (State) (Zip Code)
6. Location: On the East side of Windsor Hwy - NYS Rte 32
(Street)
500 feet North
(direction)
of Forge Hill Road
(Street)
7. Acreage of Parcel 36,723 S.F.
8. Zoning District C
9. Tax Map Designation: Section 49 Block 1 Lot(s) 1, 2
10. This Application is for the use and Construction of Addition
to existing Restaurant
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? yes If so, list case Number and Name _____
12. List all contiguous holdings in the same ownership None
Section _____ Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

6th day of June, 1986

[Signature]
(Applicant's Signature)

Pope Mylonas
Title

[Signature]
Notary Public

PAULINE G. TOWNSEND
Notary Public, State of New York
No. 4643692

Appointed in Orange County
My commission expires Mar. 30, 1987

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

President

COUNTY OF ORANGE
STATE OF NEW YORK

[Signature] being duly sworn, deposes and says
that he resides 41 Heats DR. New Windsor in the
(Owner's Address)

county of ORANGE and State of New York
and that he is (the Owner in fee) of (Owner) of the
(Official Title)

Corporation which is the Owner in fee) of the premises described in the foregoing application and that he has authorized Patrick T. Kennedy, L.S. to make the foregoing application for special use approval as described herein.

Sworn before me this

6th day of June, 1986

[Signature]
(Owner's Signature)

[Signature]
Notary Public

PAULINE G. TOWNSEND
Notary Public, State of New York
No. 4643692
Appointed in Orange County
My commission expires Mar. 30, 1987



NEW WINDSOR COACH DINER - RESTAURANT

SIGNED: Richard Hot
CHAIRMAN

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE: Dimitrios S. Pappas

TITLE: Land Surveyor

REPRESENTING: Dimitrios S. Pappas

DATE: June 4, 1986

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
Patrick Kennedy for the building or subdivision of
New Windsor Coach Diner Restaurant has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

✓ Lyman D. Maston Jr.
SANITARY SUPERINTENDENT

6/13/86
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision 315 Windsor Highway as submitted by
Patrick Kennedy for the building or subdivision of
Vails Gate Diner has been
reviewed by me and is approved ✓,
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

The Vails Gate Diner has a 2" service line located
by the south entrance off of Rt. 32 -
Notify water Dept. to mark out service line +
valve -

HIGHWAY SUPERINTENDENT

✓ Steve D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



Louis Heimback
County Executive

Department of Planning & Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner
Paul Costanzo, Director of Community Development

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT 239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

D P & D Reference No. NOT 12-86m
County I.D. No. 491 1112

Applicant NEW WINDSOR COACH DINING RESTAURANT
Proposed Action: SITE PLAN - BLDG. ADDITION
State, County, Inter-Municipal Basis for 239 Review FRONTAGE/ACCESS NY 32

County Effects: The proposed plan does not present any significant difficulties given the inter-municipal and Countywide planning criteria this department is mandated to review such proposals by.

Related Reviews and Permits _____

County Action:

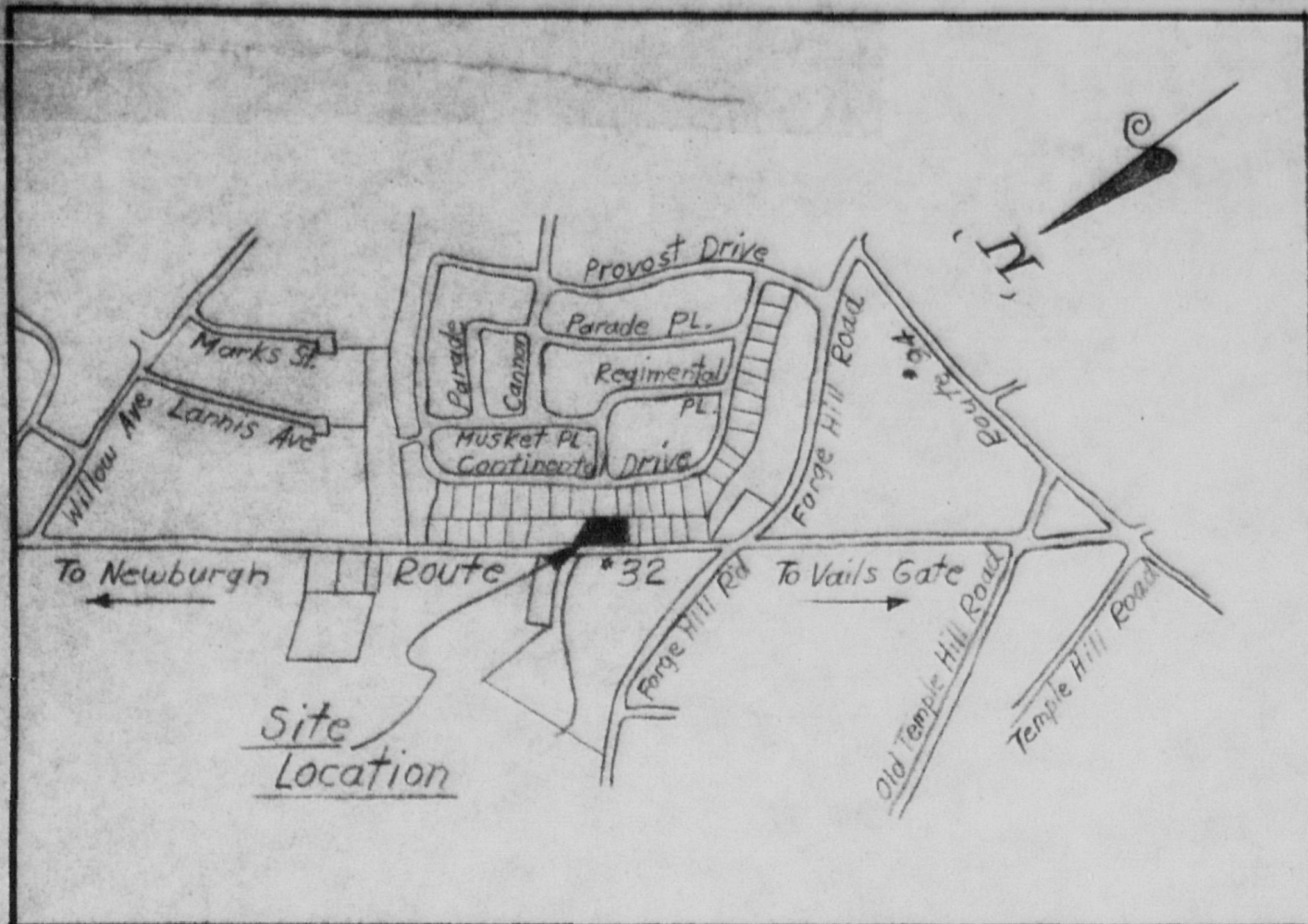
☒ Approved

☐ Disapproved

Approved subject to the following modifications: _____

6/17/86
Date

Peter Garrison
Commissioner



Location Map
Scale: 1" = 1,000'

Zoning District: C

Minimum Required
Lot Area: 40,000 S.F.
Lot Width: 200'
Front Yard: 60'
Side Yard: 30/10'
Rear Yard: 30'

Parking Requirements

Restaurant: 1 space per 3 seats
Max. Seating: 132
spaces required: 44
spaces provided: 2 handicap
+ 67 Standard
= 69

Variances Granted in 1981

Lot Area: 3,277 S.F.
Lot Width: 51'
Side Yard: 8'

Map Reference:

Realm Restaurants Corp.
Minor Subdivision
dated: March 10, 1981
Map #1894

N/F Kaduk
L. 2186, P. 1090

N/F Pendergast
L. 2126, P. 392

N/F DiGregorio
L. 2004, P. 803

N/F Bankers Trust
Hudson Valley
L. 1960, P. 119

Parcel #1
Area: 13,125 S.F.

Parcel #2
Area: 36,723 S.F.

Grass Island

Sign Post

Planter w/ Diner Sign

Telephone Booth

Conc. Curb

New York State Route #32

To Dimitrios Mylonas, Pope Mylonas
and the Town of New Windsor certified
to be correct and accurate.

June 4, 1986

Tax Map Data:

Section: 49
Block: 1
Lot: 1.2

Deed Reference:

Liber 2270, Page 171

Lot Area: 36,723 S.F.

Record Owner:

Dimitrios Mylonas &
Pope Mylonas
351 Windsor Highway N.W.
New Windsor, New York

Site Plan

APPROVAL GRANTED

BY TOWN OF NEW WINDSOR PLANNING BOARD

ON 6-9-86

BY Henry F. Scheible

HENRY F. SCHEIBLE
SECRETARY

- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
- Only a copy from the original of this survey marked with an original of the land surveyor's seal and as he embodied as it shall be considered to be valid true copies.
- Certifications, including former filings, that this survey was prepared in accordance with the existing code of practice for land surveyors excepted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and such as to the title company, government agency and lending institution listed herein, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
- Underground improvements or encroachments, if any, are not shown hereon.



Patrick T. Kennedy L.S.
335 Temple Hill Road, New Windsor, New York 12550

SCALE: 1" = 20' APPROVED BY: DRAWN BY:
DATE: May 20, 1986 REVISED:

Site Plan for
New Windsor Coach Diner - Restaurant
Town of New Windsor
Orange County, New York
Drawing Number 86-541